144.0	0002	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	734,000 /	734,000
					USE VALUE:	734,000 /	734,000
					ASSESSED:	734,000 /	734,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYONS KEVIN P	
Owner 2:	LYONS CHRISTINE A	
Owner 3:		
Street 1:	130 NEWPORT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	HATCH WILLIAM C & JANINE -
Owner 2:	-
Street 1:	130 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,658 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1763 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4658.000	286,200		447,800	734,000
Total Card	0.107	286,200		447,800	734,000
Total Parcel	0.107	286,200		447,800	734,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.45 | /Parcel: 416.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	93883
GIS Ref	
GIS Ref	
Insp Date	12/16/17

!11217!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,300	0	4,658.	447,800	734,100	734,100	Year End Roll	12/18/2019
2019	101	FV	233,300	0	4,658.	419,800	653,100	653,100	Year End Roll	1/3/2019
2018	101	FV	233,300	0	4,658.	347,000	580,300	580,300	Year End Roll	12/20/2017
2017	101	FV	233,300	0	4,658.	319,100	552,400	552,400	Year End Roll	1/3/2017
2016	101	FV	233,300	0	4,658.	291,100	524,400	524,400	Year End	1/4/2016
2015	101	FV	220,300	0	4,658.	285,500	505,800	505,800	Year End Roll	12/11/2014
2014	101	FV	220,300	0	4,658.	265,300	485,600	485,600	Year End Roll	12/16/2013
2013	101	FV	220,300	0	4,658.	252,400	472,700	472,700		12/13/2012

PRINT

Date	Time
12/11/20	01:24:43

LAST REV

Date	Time
07/23/19	10:53:00
danam	
11217	

USER DEFINED

Prior Id # 1:	93883
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HATCH WILLIAM C	40620-182		8/26/2003		490,000	No	No		
SANDS VIRGINIA	24261-380		2/11/1994		184,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2019	309	Redo Bat	10,000	C				
9/18/2018	1349	Inter Fi	1,000	C				
11/1/2016	1336	Re-Roof	7,295	C				
8/12/2015	1109	Insulate	3,596					Air sealing and in
9/22/2014	1231	New Wind	5,000		9/22/2014			4 replacement wind
10/20/2010	2162	New Wind	6,711					
5/11/1995	245		2,500					ADD DECK/DOOR
9/12/1994	461	Manual	700					WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Meas/Inspect	HS	Hanne S
3/17/2009	Inspected	189	PATRIOT
1/28/2009	Measured	336	PATRIOT
12/29/1999	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4658		Sq. Ft.	Site		0	80.	1.20	9									447,794						447,800	

Total AC/HA: 0.10693 | Total SF/SM: 4658 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 447,794 | Spl Credit | Total: 447,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388896
Depreciation:	102668
Depreciated Total:	286227

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

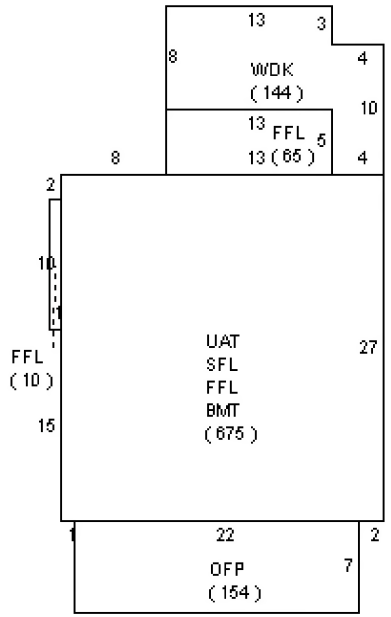
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	111.49
Final Total:	286200	Val/Su SzAd	200.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	750	173.730	130,296
BMT	Basement	675	69.060	46,613
SFL	Second Floor	675	173.730	117,266
UAT	Upper Attic	169	69.490	11,727
OFP	Open Porch	154	26.940	4,149
WDK	Deck	144	12.810	1,845

Net Sketched Area:	2,567			Total:	311,896
Size Ad	1425	Gross Are	3073	FinArea	1763

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	